



**Town of Harpswell**  
**Planning Board Minutes**  
**May 20, 2015**  
**Adopted June 17, 2015**

**Members Present**

David I. Chipman, Chair  
Burr Taylor  
Aaron Fuchs  
Debora Levensailor  
John Papacosma, Associate Member  
Frank Wright IV, Associate Member

**Members Absent**

Paul Standridge, Vice Chair

**Staff Present**

Scott Hastings, Interim Town Planner  
Diane Plourde, Recording Secretary

The Town of Harpswell Planning Board meeting was called to order at 6:30 p.m. by David I. Chipman, Chair. The Pledge of Allegiance was recited. Board members were introduced.

The Chair appointed John Papacosma a full voting member for this meeting.

**Old Business: None**

**New Business: 15-04-01** Diane Bibber-Oden (Applicant), Wendy & Gary Vincent (Owners) – Map 37 Lot 50 – 309 Gun Point Road, Jurisdictional – Reconstruction of Nonconforming Structure – Tear down & rebuild of new single family dwelling

**Public Hearing:**

Diane Bibber-Oden explained that the application is to tear down a nonconforming structure on Gun Point Road and to make it as conforming as possible. It was noted that there were 2 site visits made to the property and there were questions by the abutters about permits being issued on this dwelling. The neighbors were concerned about how close the house would be to their property. The plans were changed to ease these questions and these changes were brought to this meeting.

**Burr Taylor moved seconded by Debora Levensailor to remand this application to the Code Enforcement Office. Unanimous Approval**

**15-05-01** Lawrence & Maria Renaud (Applicants/Owners) Map 50 Lot 50 – 6 First Road Jurisdictional – Reconstruction of Nonconforming Structure – Tear down & rebuild of new single family dwelling

Maria Renaud explained that the nonconforming cottage will be torn down and rebuilt. They also wish to build a garage with the existing cottage in the front but may not start that building for another year. Ms. Renaud gave the Board an addendum to the application showing a decrease in size from 1,798 square feet to 576 square feet.

**Burr Taylor moved seconded by Debora Levensailor to remand this application to the Code Enforcement Office. Unanimous Approval**

**15-05-02** – Dennis Duggan (Applicant) Robert Burns (Owner) Map 63 Lot 91-2 – 6 Field Road Extension – Jurisdictional – Reconstruction of Nonconforming Structure – Tear down & rebuild of new single family dwelling

Robert Burns said this is an old two bedroom cottage and he wishes to tear it down and build anew. The Board had no questions for Mr. Burns.

**Burr Taylor moved seconded by Debora Levensailor to remand this application to the Code Enforcement Office. Unanimous Approval**

**15-05-03** – Joe LeBlanc, LeBlanc Associates Inc. (Applicant) Gary & Susan Hawkes (Owners) Map 64 Lot 44 – 990 Cundy’s Harbor Road – Commercial Wharf Modification

Susan Hawkes, co-owner of Hawkes Lobster explained that they have owned this existing wharf since 1986 and they wish to increase the size with a 40 foot extension so lobster boats can come in at low tide. She said this will keep in line with each wharf in the area and they may expand the bait shed as well.

**Aaron Fuchs moved seconded by Debora Levensailor to remand this application to the Code Enforcement Office. Unanimous Approval**

**Other Business: 15-04-03** – William & Ada Clemons (Applicants/Owners) Kevin Clark, Sitelines, PA (Representative) Map 2 Lot 92 – Harpswell Neck Road – Subdivision Review, Final Plan Submission – 12 lot subdivision

Joe Marden, Engineer for Sitelines presented the final subdivision review which showed changes made after hearing the concerns of the Board and the abutters regarding the Resource Protection area and the flexible lot sizes. The public and the Board were satisfied with the changes made to the property.

David Chipman read from the Subdivision Ordinance and the applicant’s proposal and agreed that they match, therefore:

## **9.2 Municipal Services**

**David Chipman moved seconded by Debora Levensailor that 9.2 has been met. Unanimous Approval**

## **9.3 Preservation of the Landscape**

**David Chipman moved seconded by Aaron Fuchs that 9.3 has been met. Unanimous Approval**

**9.4 Lots****9.4.3 Flexible Lot Size Subdivisions**

**David Chipman moved seconded by Debora Levensailor that 9.4.3 has been met.**

**Unanimous Approval**

**9.4.3.2 Maximum Number of Lots**

**David Chipman moved seconded by Debora Levensailor that 9.4.3.2 has been met.**

**Unanimous Approval**

**9.4.3.3 Minimum Size of Lots**

**David Chipman moved seconded by Debora Levensailor that 9.4.3.3 has been met.**

**Unanimous Approval**

**9.4.3.4 Minimum Road Frontage**

**David Chipman moved seconded by Debora Levensailor that 9.4.3.4 has been met.**

**Unanimous Approval**

**9.4.3.5 Lot Shape**

**David Chipman moved seconded by Debora Levensailor that 9.4.3.5 has been met.**

**Unanimous Approval**

**9.4.3.6 Sewage Disposal**

**David Chipman moved seconded by Debora Levensailor that 9.4.3.6 has been met.**

**Unanimous Approval**

**9.4.3.7 Perimeter Buffer**

**David Chipman moved seconded by Debora Levensailor that 9.4.3.7 has been met.**

**Unanimous Approval**

**9.4.3.8 Minimum Protected or Common Open Space**

**David Chipman moved seconded by Debora Levensailor that 9.4.3.8 has been met.**

**Unanimous Approval**

**9.4.3.9 Location of the Protected or Common Open Space****9.4.3.9.2 Second Priority – Secondary Conservation Areas**

**David Chipman moved seconded by Aaron Fuchs that 9.4.3.9.2 has been met.**

**Unanimous Approval**

**9.4.3.10 Use of Protected or Common Open Space**

**David Chipman moved seconded by Debora Levensailor that 9.4.3.10 has been met.**

**Unanimous Approval**

**9.5 Land Not Suitable for Development**

**David Chipman moved seconded by Aaron Fuchs that 9.5 has been met.**

**Unanimous Approval**

**9.6 Required Improvements**

**David Chipman moved seconded by Aaron Fuchs that 9.6 has been met.**

**Unanimous Approval**

**9.7 Erosion and Sedimentation Control**

**David Chipman moved seconded by Burr Taylor that 9.7 has been met.**

**Unanimous Approval**

**9.8 Utilities**

**David Chipman moved seconded by Burr Taylor that 9.8.1 has been met.**

**Unanimous Approval**

**9.9 Construction in Flood Hazard Areas**

**David Chipman moved seconded by Aaron Fuchs that 9.9 has been met.**

**Unanimous Approval**

**9.10 Impact on Wetlands**

**David Chipman moved seconded by Debora Levensailor that 9.10 has been met.**

**Unanimous Approval**

**9.11 Impact on Groundwater**

**Aaron Fuchs moved seconded by Debora Levensailor that 9.11 has been met by the applicant based on the information provided in the application and the updated application. Unanimous Approval**

**9.12 Stormwater Management**

**Aaron Fuchs moved seconded by Debora Levensailor that 9.12 has been met by the applicant based on the information provided in the original application and the subsequent one. Unanimous Approval**

**9.14 Aesthetic, Cultural, and Natural Values**

**Aaron Fuchs moved seconded by Debora Levensailor that 9.14 has been met by the applicant based on the information provided in the two applications. Unanimous Approval**

**9.15 Traffic**

**Aaron Fuchs moved seconded by Debora Levensailor that 9.15 has been met by the applicant based on the information provided in the application and in the subsequent application. Unanimous Approval**

**9.16 Homeowners/Landowners Association**

**Aaron Fuchs moved seconded by Debora Levensailor that 9.16 has been met based on the application and the subsequent application the applicant has provided.**

After discussion amongst the Board;

**The motion and second were withdrawn.**

**Burr Taylor moved seconded by Aaron Fuchs to approve 9.16 contingents upon receiving the Homeowner's Association containing language to protect the Open Space and the maintenance of the roads in perpetuity. Unanimous Approval**

**9.17 Community Docks**

**David Chipman moved seconded by Debora Levensailor that 9.17 does not apply. Unanimous Approval**

**9.18 Workforce Housing**

**David Chipman moved seconded by Debora Levensailor that 9.17 does not apply. Unanimous Approval**

**9.1 Conformance**

**David Chipman moved seconded by Aaron Fuchs that they have complied with all laws. Unanimous Approval**

**David Chipman moved seconded by Burr Taylor to approve this subdivision. Unanimous Approval**

**Consideration of Minutes: April 15, 2015**

**Debora Levensailor moved seconded by Aaron Fuchs to approve the minutes of April 15, 2015 as presented. Unanimous Approval**

**Communications: None**

The next regular Board meeting will be June 17, 2015

**Adjourn: David Chipman moved seconded by Aaron Fuchs to adjourn the meeting. Meeting adjourned at 8:05 PM**

Respectfully submitted by:

Diane E. Plourde  
Recording Secretary